

Site Search Process

T-Mobile established a search ring in this area of Ledyard/Preston in 2003. The goal for the ring was to provide service along Route 12 in the northern part of Ledyard and southern part of Preston.

As always, T-Mobile commenced its search for a site in the area by determining whether towers or other tall structures with sufficient height and appropriate location existed. Although there are several towers suitable for wireless communications within the Town of Ledyard, none were located in or near the search area.

Several other structures, including a proposed water tank, church steeple and smokestack, were reviewed. The water tank (the proposal for which was abandoned thereafter) and the smokestack were not available. The church steeple was too low to provide coverage within the existing coverage gap.

Once T-Mobile determined that a new tower would be required, a review of the existing zoning and development within and near the search area was made to determine the existence of industrial or commercial areas. That review revealed that most of the area is residential, with development of varying density. Commercial or industrial uses were found only at the Covanta Energy property (the site of the smokestack) and in some small parcels along Route 12 that were unsuitable for a tower site due to size and existing development.

T-Mobile therefore focused its search on large parcels of land. The Holmberg property was notable for its size, relatively high ground elevation and acceptable environmental characteristics. In consultation with the property owner, T-Mobile identified two locations that require little additional development but do not impede the existing orchard operations. A tower at either location would provide adequate coverage along Route 12 and the Thames River and within the surrounding residential areas.

Site Search Key

1. 12 Orchard Drive, Ledyard. This property is a 144-acre parcel owned by Richard and Diane Holmberg. It contains orchards, and is the location of proposed Site A.
2. 12 Orchard Drive, Ledyard. This property is a 144-acre parcel owned by Richard and Diane Holmberg. It contains orchards, and is the location of proposed Site B.
3. Proposed water tank, Avery Hill, Ledyard. The Town of Ledyard proposed a water tank at this location. Due to public opposition, the Town was not willing to entertain a proposal for collocation of T-Mobile's antennas. The project subsequently was abandoned at this location.
4. St. David's Church, 284 Stoddards Wharf Road, Ledyard. Due to relatively low ground elevation and a steeple that would allow antennas to be installed only at

approximately 35' above ground level, a site at this location was rejected due to inadequate coverage in the northern portion of the target coverage area. The Church was unwilling to allow use of its property for a new tower.

5. Covanta Energy, 132 Military Highway, Preston. Due to its location, a site at this facility would provide coverage to the northern part of the target coverage area, but would not meet the system objectives to the south. Covanta was not interested in leasing space to T-Mobile.

6. Planned water tank, former Holmberg property. The Town of Ledyard recently acquired land from the Holmberg family for development of a water tank. Pursuant to a deed restriction, the property is unavailable for use by wireless telecommunications carriers.